

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED PRICES FOR REHABILITATION DISPOSITION PARCELS
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS two (2) independent reuse appraisals of the value of Parcels R-75, R-79 and R-80 for use in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Parcel</u>	<u>Minimum Disposition Price</u>
R-75 (81 Elm Street)	\$11,000.00
R-79 (19 Auburn Street)	\$ 400.00
R-80 (417 Main Street)	\$ 500.00

Charlestown Urban Renewal Area R-55
 Rehabilitation Parcels R-75, R-79 and R-80
Rehabilitation Reuse Appraisal Summary Sheet

Parcel No. & Property	After Value	Cost of Rehab	Net Adjustment Factors*	Fair Value For Rehab
R-75 (81 Elm Street)	\$22,000 \$22,000	\$5,818 \$5,818	-25%(\$5500) -15%(\$3100)	\$10,700 \$13,000
R-79 (19 Auburn Street)	\$22,500 \$21,000	\$18,000 \$18,000	-25%(\$5675) -27%(\$5700)	- \$ 1,125 - \$ 2,700
R-80 (417 Main Street)	\$29,000 \$24,000	\$21,000 \$21,000	-25%(\$7250) -15%(\$3600)	\$ 750 - \$ 3,600

First line indicates first reuse appraisal valuation.
 Second line indicates second reuse appraisal valuation.

*The adjustment factors, expressed in percentage or dollars, include the Urban Renewal Factor (controls, restrictions, processing, etc.) and the Development Factor (risk, vacancy, insurance, interest, taxes, etc.).

MEMORANDUM

August 2, 1967

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: REQUEST FOR APPROVAL OF MINIMUM DISPOSITION PRICES
REHABILITATION PROPERTIES.
CHARLESTOWN R-55

SUMMARY: This memo requests approval of minimum disposition prices for three rehabilitation properties in the Charlestown Urban Renewal Area.

Two rehabilitation reuse appraisals have been completed on three properties which the Authority intends to dispose for rehabilitation. They are located at 19 Auburn Street, 417 Main Street, and 81 Elm Street in the Charlestown Urban Renewal Area and have been designated Parcels R-79, R-80 and R-75 respectively.

In accordance with its adopted policies and procedures and as indicated in the approved advertisement, the Authority is making these properties available as housing opportunities for displaced families and project residents, with special consideration being given to families displaced by urban renewal activities.

A study of both reuse appraisals for each property indicates that despite appreciable rehabilitation expenditures to be made on each property, there is a resultant economic loss in value in two instances. The attached sheet summarizes the appraisal findings.

In accordance with HUD policies, therefore, a nominal land value has been assigned to Parcels R-79 and R-80 and an appropriate value has been assigned to Parcel R-75. It is felt that the recommended minimum disposition prices are appropriate and will help insure the Authority's desire to provide adequate housing.

It is therefore recommended that the Authority adopt the attached resolution approving the minimum disposition prices for the properties listed thereon.

Attachment

